(AKA W 6 AC LOT 27 BUIE'S TRACT
THE S 265.15 FT OF NE1/4 OF SE1/
EX E 328.57 FT.

GANDER DENNIS D/YARBROUGH BETTY JO
393 SW TALL PINE CT
LAKE CITY, FL 32024

2026

24-4S-15-00384-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

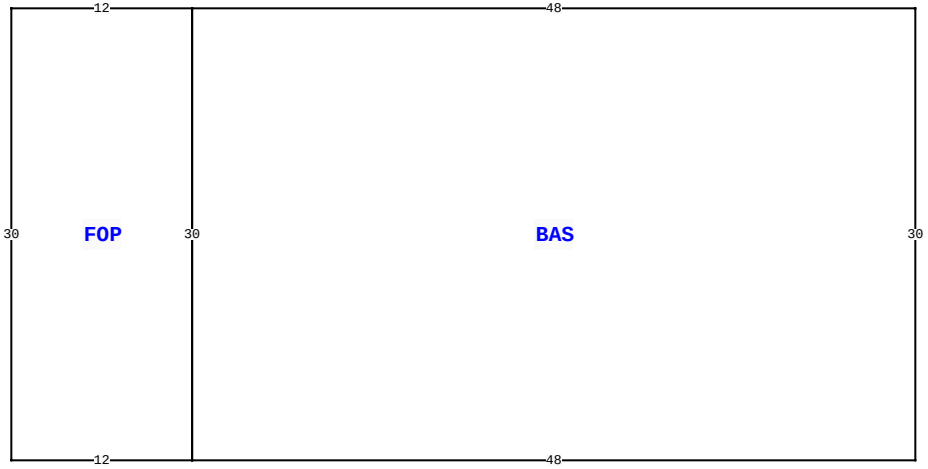
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	86,288
FOP	360	35		126	7,550
TOTALS	1,800			1,566	93,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,566	115.9000	108.95	170,616	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1440 HX Base Yr 2016



393 SW TALL PINE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		93,839
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		57,570
TOTAL MARKET VALUE		155,409
SOH/AGL Deduction		72,696
ASSESSED VALUE		82,713
TOTAL EXEMPTION VALUE	HX HB SX VX VP	82,713
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		155,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046116	Roof Replacement	8,250	12/15/2022
11946	M H	125	12/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/2798	4/30/2015	WD	Q	I	01	71,700
GRANTOR: WILLIAM DONALD SPAGNO						
GRANTEE: DENNIS D GANDER & B						
1273/0303	4/15/2014	PB	U	I	19	0
GRANTOR: CLERK OF COURT (SALVA						
GRANTEE: WILLIAM DONALD SPAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FOP= W12 S30 E12 N30$ S30 E48 N30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	6.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	57,570							

REVIEW DATE 05/13/2025 BY KS Total Acres: 6.06 Total Land Value: 57,570 Market: 0 Agricultural: 0 Common: 57,570 PRINTED 11/18/2025 BY SYS